

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S Lodge Farm Road, 350 ft.
 N of c/l North Cove Road * ZONING COMMISSIONER
 2409 Lodge Farm Road
 15th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District
 Gwendolyn L. Baylor * Case No. 95-321-A
 Petitioner
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2409 Lodge Farm Road in the Lodge Forest subdivision of eastern Baltimore County. The Petition is filed by Gwen L. Baylor, property owner. Variance relief is requested from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 2.5 ft. side yard setback in lieu of the required 7.5 ft. setback for an open carport. The subject property and relief requested are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, Gwen L. Baylor. She was represented by James F. McAvoy, Esquire. There were no Protestants or interested persons present.

Testimony and evidence offered was that the subject property is approximately .34 acres in area and is zoned D.R.5.5. As noted above, the parcel lies within the Lodge Forest subdivision, a community of single family dwellings. The subject property measures 125 ft. in depth and is 100 ft. in width. It is improved with a one story brick and frame rancher dwelling which is occupied by Ms. Baylor.

She indicated that she resides on site with her adult son. Often she is visited by a disabled brother who is confined to a wheelchair. In

ORIGINAL FILED FOR FILING
 4/15/95
 BY M. Novak

RECORDED

order to accommodate her brother's disability and the vehicles owned by herself and her son, she proposes construction of an open carport. The carport will be attached to the subject dwelling as shown on the site plan. Testimony and evidence was that the carport can only be located, as proposed, owing to the location of the existing driveway and placement of the house on the subject lot. Moreover, the Petitioner indicated that she had spoken with her neighbors and they had no objection to the size and location of the carport as shown.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

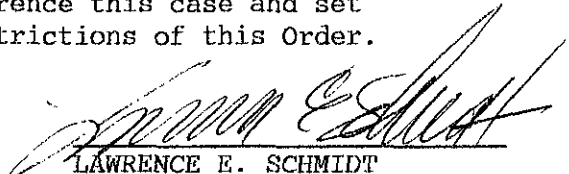
4/13/95
M. G. Gosh
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of April, 1995 that a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 2.5 ft. side yard setback in lieu of the required 7.5 ft. setback for an open carport, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

OFFICE COPIES FOR FILING
4/2/95
BY Mr. Good



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2409 Lodge Farm Road

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1.+ (Building Setback Requirements)

301.1A To permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) STRICT compliance with setback requirements would prevent property owner from constructing a carport, a permitted accessory building in the DR5.5 Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

GWEN L. BAYLOR

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

James F. McAvoy
(Type or Print Name)

2409 Lodge Farm Road 477-6881
Address Phone No

Baltimore MD 21219
City State Zipcode

Signature UAW-GM Legal Services Plan
6610-B Tributary Street-Suite 210
Maritime Center 633-5600

Name, Address and phone number of representative to be contacted.

Address Phone No.
Baltimore MD 21224
City State Zipcode

Name Address Phone No



MICROFILMED

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: MDK DATE 3/14/95

95-321-A

ZONING DESCRIPTION FOR 2409 LODGE FARM ROAD

Beginning at a point on the East side of Lodge Farm Road which is 21 feet wide at the distance of 300 feet North of the centerline of the nearest improved intersecting street, North Cove Road, which is 25 feet wide. Being Lot Nos. 2140 and 2141 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book #10, Folio #76 and 77 and is recorded in Deed Liber 6370, Page 304, containing 13,500 square feet. Also known as 2409 Lodge Farm Road, and located in the 15th Election District, 7th Councilmanic District.

SEVEN

314

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-321-A

District 15TH Date of Posting 3/28/95

Posted for: Variance

Petitioner: Owendolyn L. Bayler

Location of property: 2409 Lodge Farm Rd, E/S

Location of Signs: Facing road way, on property being zoned.

Remarks: _____

Posted by M. Stealy Date of return: 3/31/95
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake

Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-321-A
(Item 314)
2409 Lodge Farm Road
E/S Lodge Farm Road,
350' N of c/l North Cove
Road
15th Election District
7th Councilmanic
Legal Owner(s):
Gwendolyn L. Baylor
Hearing: Tuesday,
April 18, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the file and/or hearing, Please
Call 887-3381.
3/368 March 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

March 31, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 30, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-321-A

Account: W-001-6150

Number

Item: 314

Tax:

By: 225DK

Date 3/14/95

Baylor, Gwen L.

2409 Lodge Farm Rd.

010 - G.R. Vac. ——— \$50.00

080 - 1 Sign ——— \$35.00

Total: \$85.00

PAID BY BALTIMORE COUNTY
\$85.00

DISBURSED TO THE

BY COUNCIL MEMBER

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 314

Petitioner: Gwen Baylor

Location: 2409 Lodge Farm Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gwen Baylor

ADDRESS: 2409 Lodge Farm Road

Baltimore Co., MD 21219

PHONE NUMBER: 477-6881

AJ:ggs

ACROTIME

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
March 30, 1995 Issue - Jeffersonian

Please forward billing to:

Gwendolyn L. Baylor
2409 Lodge Farm Road
Baltimore, MD 21219
410-477-6881

NOTICE OF HEARING

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Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-321-A (Item 314)
2409 Lodge Farm Road
E/S Lodge Farm Road, 350' N of c/l North Cove Road
15th Election District - 7th Councilmanic
Legal Owner(s): Gwendolyn L. Baylor
HEARING: TUESDAY, APRIL 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 23, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-321-A (Item 314)
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Variance to permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Gwendolyn L. Baylor
James F. McAvoy

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 10, 1995

Mr. James F. McAvoy
UAW-GM Legal Services Plan
6610-B Tributary St., Suite 210
Maritime Center
Baltimore, Maryland 21224

RE: Item No.: 314
Case No.: 95-321-A
Petitioner: Gwen L. Baylor

Dear Mr. McAvoy:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 4, 1995

SUBJECT: 2409 Lodge Farm Road

INFORMATION:

Item Number: 314
Petitioner: Gwen L. Baylor
Property Size: _____
Zoning: DR-5.5
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a 2.5' side setback in lieu of the required 7.5' for an open projection.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W. Long

Division Chief: Garry L. Kerns

PK/JL

WICK/04-04-95

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4/3/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 3/27/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

314

315

316

317

318

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: *pub* Arnold Jablon, Director DATE: April 3, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 3, 1995
Items 314, 315, 316, 317, 318, 319, and 320

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:SW

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 27, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 314, 315, 316, 317,
318, 319 AND 320. 5

RECEIVED

MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1107F

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-24-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: \$ 314 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

RE: PETITION FOR VARIANCE
2409 Lodge Farm Road, E/S Lodge Farm Rd,
350' N of c/l North Cove Road, 15th
Election District, 7th Councilmanic

Gwendolyn L. Baylor
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-321-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to James F. McAvoy, Esquire, 6610-B Tributary Street, Suite 210, Baltimore, MD 21224, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED

APR 11 1995

ZADM

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2409 LODGE FARM ROAD

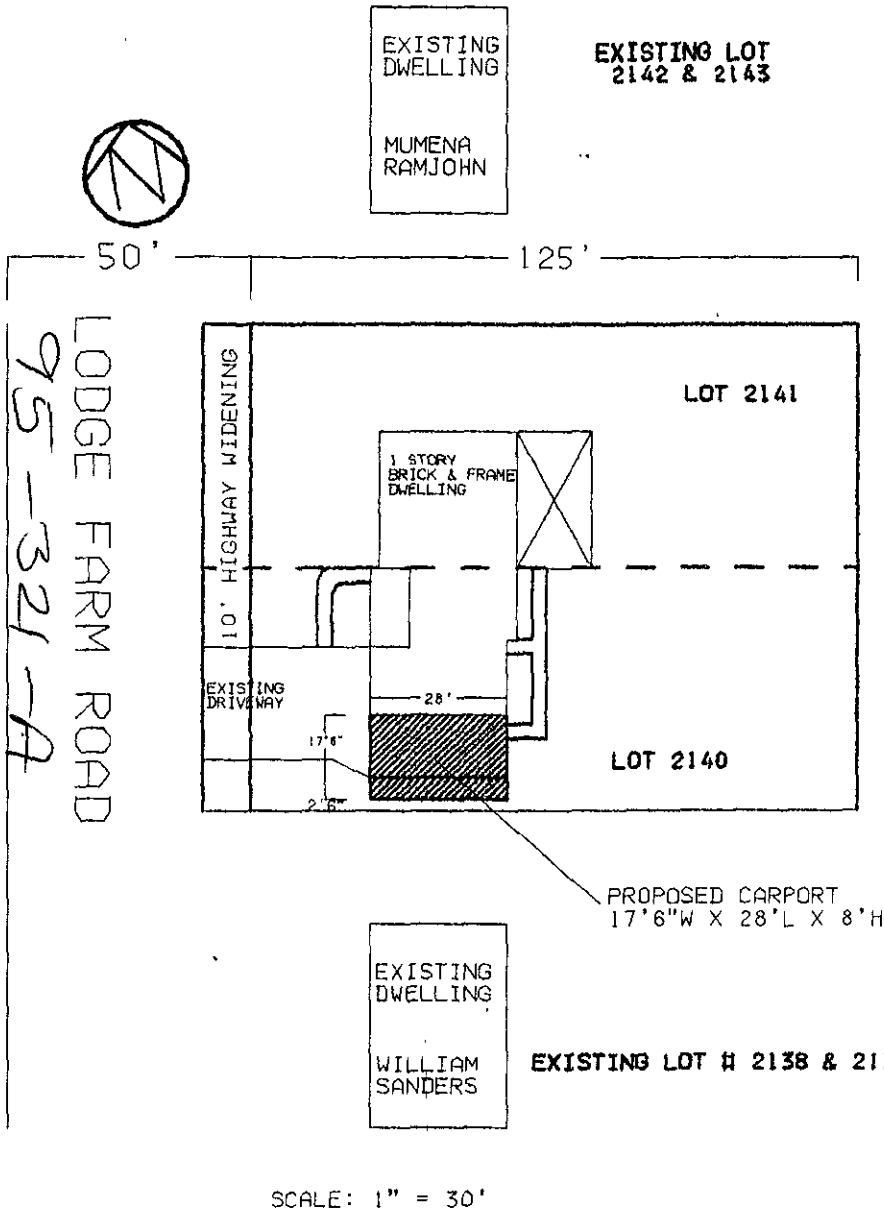
Subdivision name: LODGE FOREST

plat book # 10, folio # 76, 77, lot # 2140, section # 2141

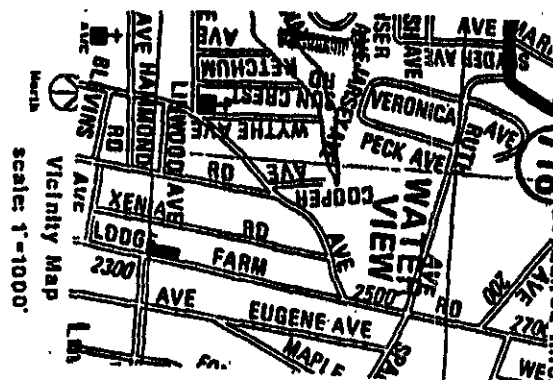
OWNER: GWENDOLYN L. BAYLOR

see pages 5 & 6 of the CHECKLIST for additional required information

10/2/02



SCALE: 1" = 30'



LOCATION INFORMATION

Election District: 15
Councilmanic District: 7

1"=200' scale map: SE 7H
Zoning: D.R. 5.5
Lot size: .34 acreage 13,500 square feet

Chesapeake Bay Critical Areas:
Sewer: ☐ public ☐ private
Water: ☐ ☐
Prior Zoning Hearings: —

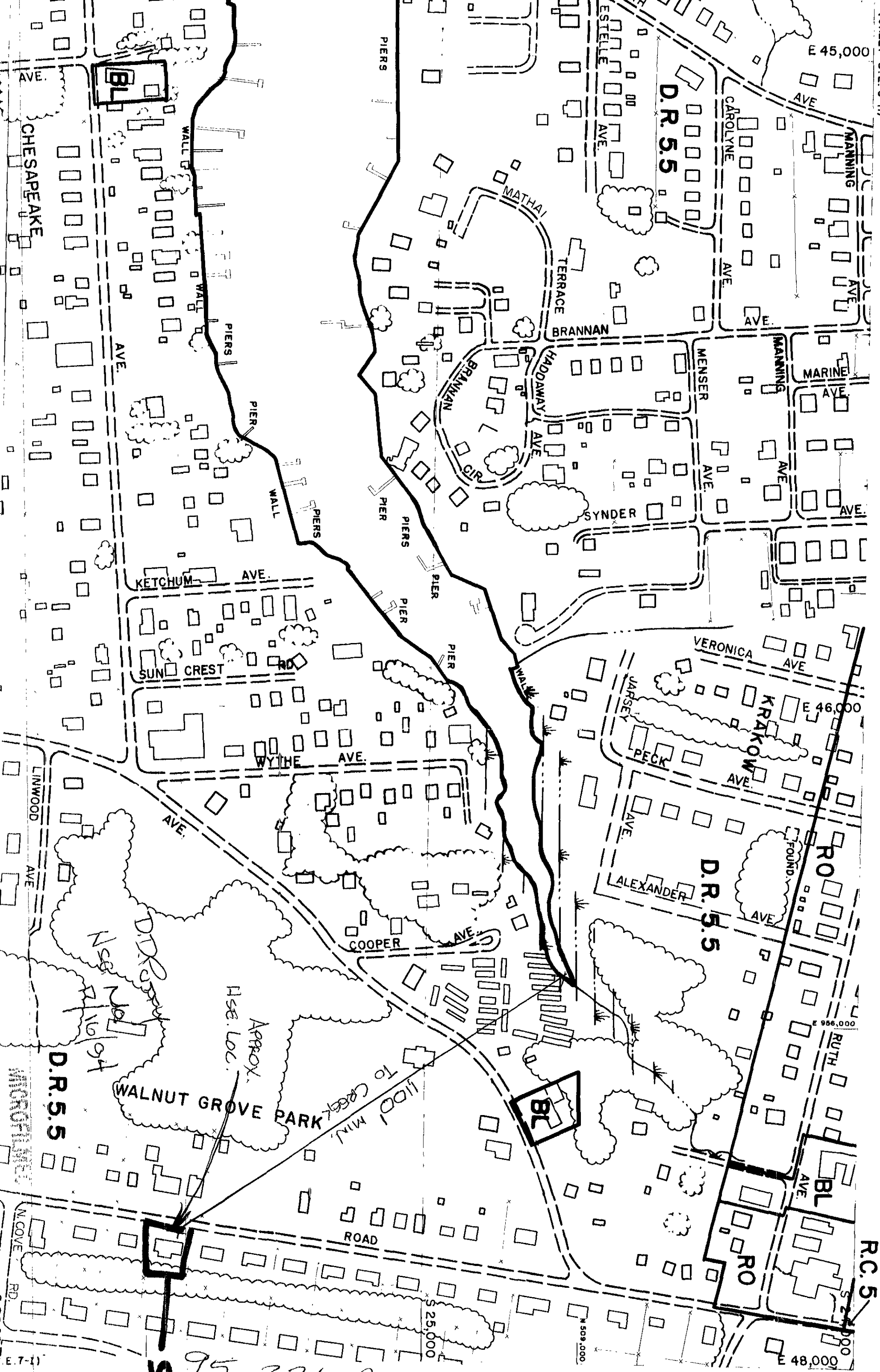
Zoning Office USE ONLY!

reviewed by: mark ITEM #: 344 CASE#:

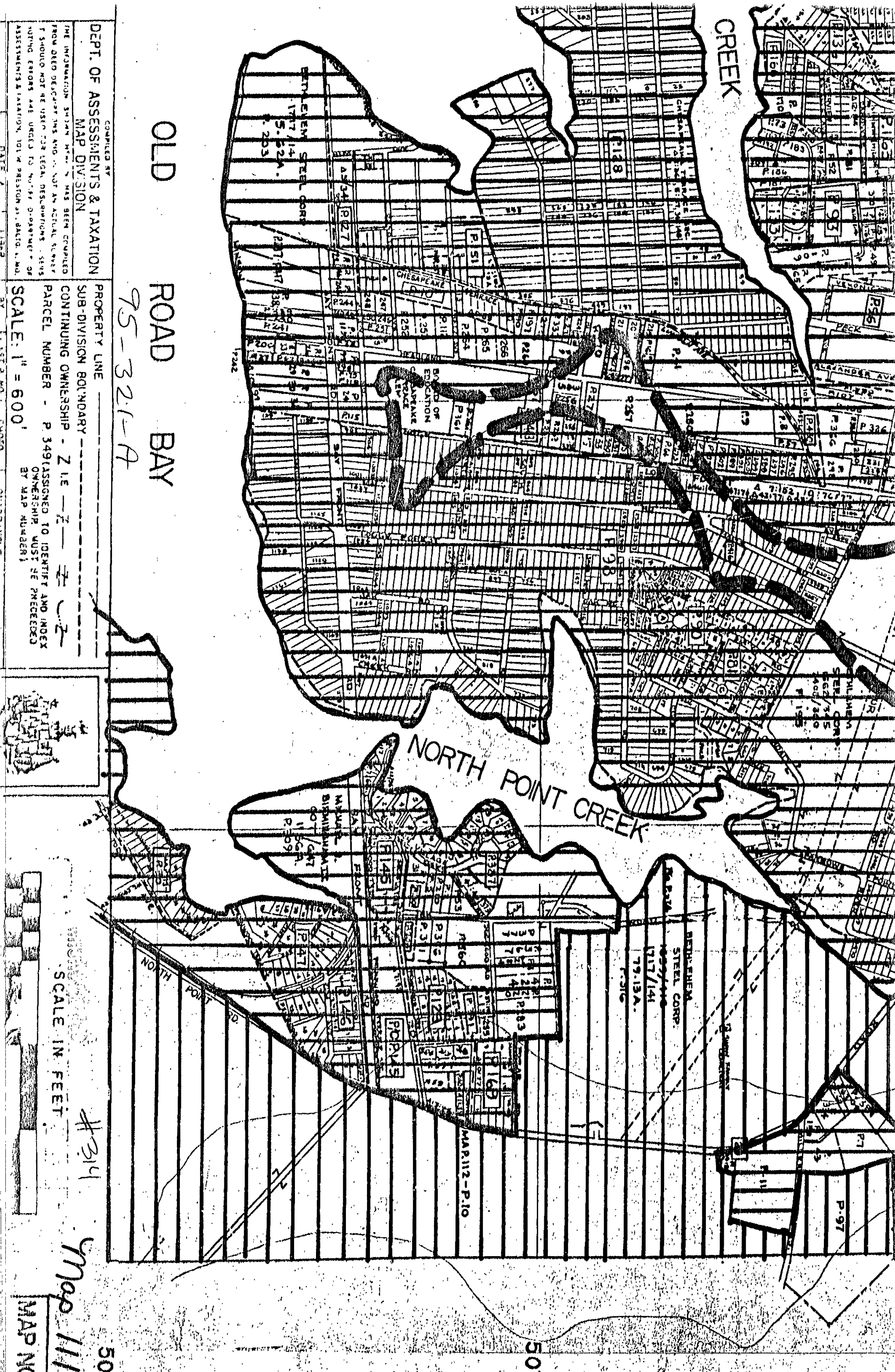
North
date: 2/2/02
prepared by: Scale of Drawing: 1" = 40'

LODGE FARM ROAD
95-321-A





95-321-A
SE 74



DEPT. OF ASSESSMENTS & TAXATION
MAP DIVISION

PROPERTY LINE
SUB-DIVISION BOUNDARY

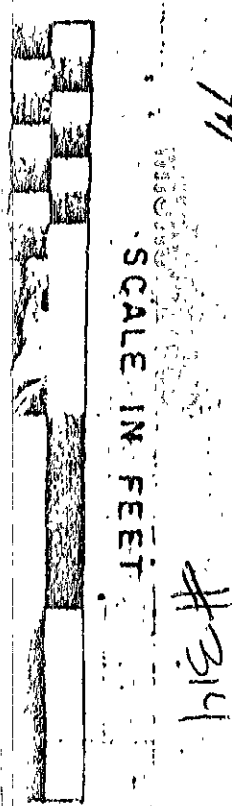
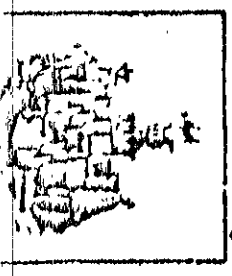
CONTINUING OWNERSHIP - Z I.E - Z - Z

PARCEL NUMBER - P. 349 (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP MUST BE PRECEDED BY MAP NUMBER)

OLD ROAD BAY

95-321-A

DATE 7/1/14



MAP NO. 111

504

507

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 24, 1995

Ms. Gwen L. Baylor
2409 Lodge Farm Road
Baltimore, Maryland 21219

RE: Petition for Variance
Case No. 95-321-A
Property: 2409 Lodge Farm Road

Dear Ms. Baylor

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

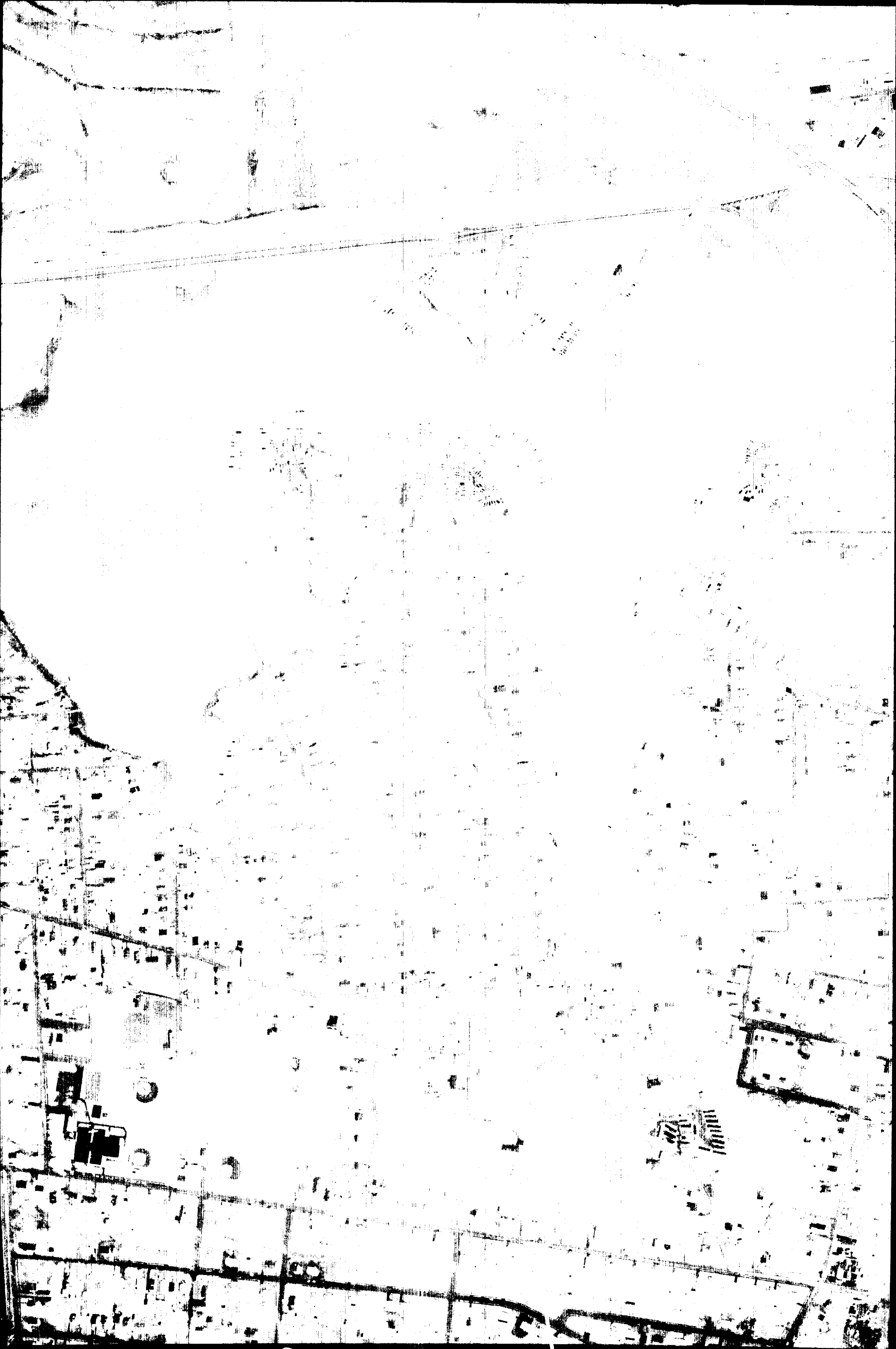
Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.
cc: James F. McAvoy, Esquire





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MILKSPRING RD.	S. E.
DATE OF PHOTOGRAPHY JANUARY 1986	LODGE FOREST	7-H

95-321-A

SITE

Baltimore County Government
Office of Zoning Administration
and Development Management

11 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 314
Petitioner: Gwen Baylor
Location: 2409 Lodge Farm Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Gwen Baylor
ADDRESS: 2409 Lodge Farm Road
Baltimore Co., MD 21219
PHONE NUMBER: 477-6881

AJ:ggg (Revised 04/09/93)

TO: FOTODENT PUBLISHING COMPANY
March 30, 1995 Issue - Jeffersonian

Please forward billing to:
Gwendolyn L. Baylor
2409 Lodge Farm Road
Baltimore, MD 21219
410-477-6881

NOTICE OF HEARING

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E/S Lodge Farm Road, 350' N of c/l North Cove Road
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Legal Owner(s): Gwendolyn L. Baylor
HEARING: TUESDAY, APRIL 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 23, 1995

NOTICE OF HEARING

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Variance to permit a 2.5 foot side setback in lieu of a 7.5 foot for an open carport.

Arnold Jablon
Arnold Jablon
Director

cc: Gwendolyn L. Baylor
James F. McAvoy

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 10, 1995

Mr. James F. McAvoy
UAW-GM Legal Services Plan
6610-B Tributary St., Suite 210
Maritime Center
Baltimore, Maryland 21224

RE: Item No.: 314
Case No.: 95-321-A
Petitioner: Gwen L. Baylor

Dear Mr. McAvoy:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 4, 1995

SUBJECT: 2409 Lodge Farm Road

INFORMATION:
Item Number: 314
Petitioner: Gwen L. Baylor
Property Size: _____
Zoning: DR-5.5
Requested Action: Variance
Hearing Date: 4/18/95

SUMMARY OF RECOMMENDATIONS:
The applicant requests a Variance to permit a 2.5' side setback in lieu of the required 7.5' for an open projection.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol Kerns*
PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 4/3/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 3/27/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 314
315
316
317
318

LS:sp
LETTY2/DEPRM/TXTSDP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: *Pat* Arnold Jablon, Director DATE: April 3, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 3, 1995
Items 314, 315, 316, 317, 318, 319, and 320

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 03/28/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 27, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 314, 315, 316, 317, 318, 319 AND 320.

RECEIVED
MAR 24 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-24-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 9314 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
2409 Lodge Farm Road, E/S Lodge Farm Rd,
350' N of c/1 North Cove Road, 15th
Election District, 7th Councilmanic
Gwendolyn L. Baylor
Petitioner
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-321-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to James F. McAvoy, Esquire, 6610-B Tributary Street, Suite 210, Baltimore, MD 21224, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
APR 11 1995

ZADM

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2409 LODGE FARM ROAD

Subdivision name: LODGE FOREST

Plat books: 10, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OWNER: GWENDOLYN L. BAYLOR

LOT 2141 LOT 2140

EXISTING LOT # 2138 & 2139

EXISTING LOT # 2142 & 2143

EXISTING LOT # 2144 & 2145

EXISTING LOT # 2146 & 2147

EXISTING LOT # 2148 & 2149

EXISTING LOT # 2150 & 2151

EXISTING LOT # 2152 & 2153

EXISTING LOT # 2154 & 2155

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EXISTING LOT # 2246 & 2247

EXISTING LOT # 2248 & 2249

EXISTING LOT # 2250 & 2251

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EXISTING LOT # 2254 & 2255

EXISTING LOT # 2256 & 2257

EXISTING LOT # 2258 & 2259

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EXISTING LOT # 2264 & 2265

EXISTING LOT # 2266 & 2267

EXISTING LOT # 2268 & 2269

EXISTING LOT # 2270 & 2271

EXISTING LOT # 2272 & 2273

EXISTING LOT # 2274 & 2275

EXISTING LOT # 2276 & 2277

EXISTING LOT # 2278 & 2279

EXISTING LOT # 2280 & 2281

EXISTING LOT # 2282 & 2283

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EXISTING LOT # 2294 & 2295

EXISTING LOT # 2296 & 2297

EXISTING LOT # 2298 & 2299

EXISTING LOT # 2300 & 2301

EXISTING LOT # 2302 & 2303

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EXISTING LOT # 2364 & 2365

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EXISTING LOT # 2666 & 2667

EXISTING LOT # 2668 & 2669

EXISTING LOT # 2670 & 2671

EXISTING LOT # 2672 & 2673

EXISTING LOT # 2674 & 2675

EXISTING LOT # 2676 & 2677

EXISTING LOT # 2678 & 2679

EXISTING LOT # 2680 & 2681

EXISTING LOT # 2682 & 2683

EXISTING LOT # 2684 & 2685

EXISTING LOT # 2686 & 2687

EXISTING LOT # 2688 & 2689

EXISTING LOT # 2690 & 2691

EXISTING LOT # 2692 & 2693

EXISTING LOT # 2694 & 2695

EXISTING LOT # 2696 & 2697

EXISTING LOT # 2698 & 2699

EXISTING LOT # 2700 & 2701

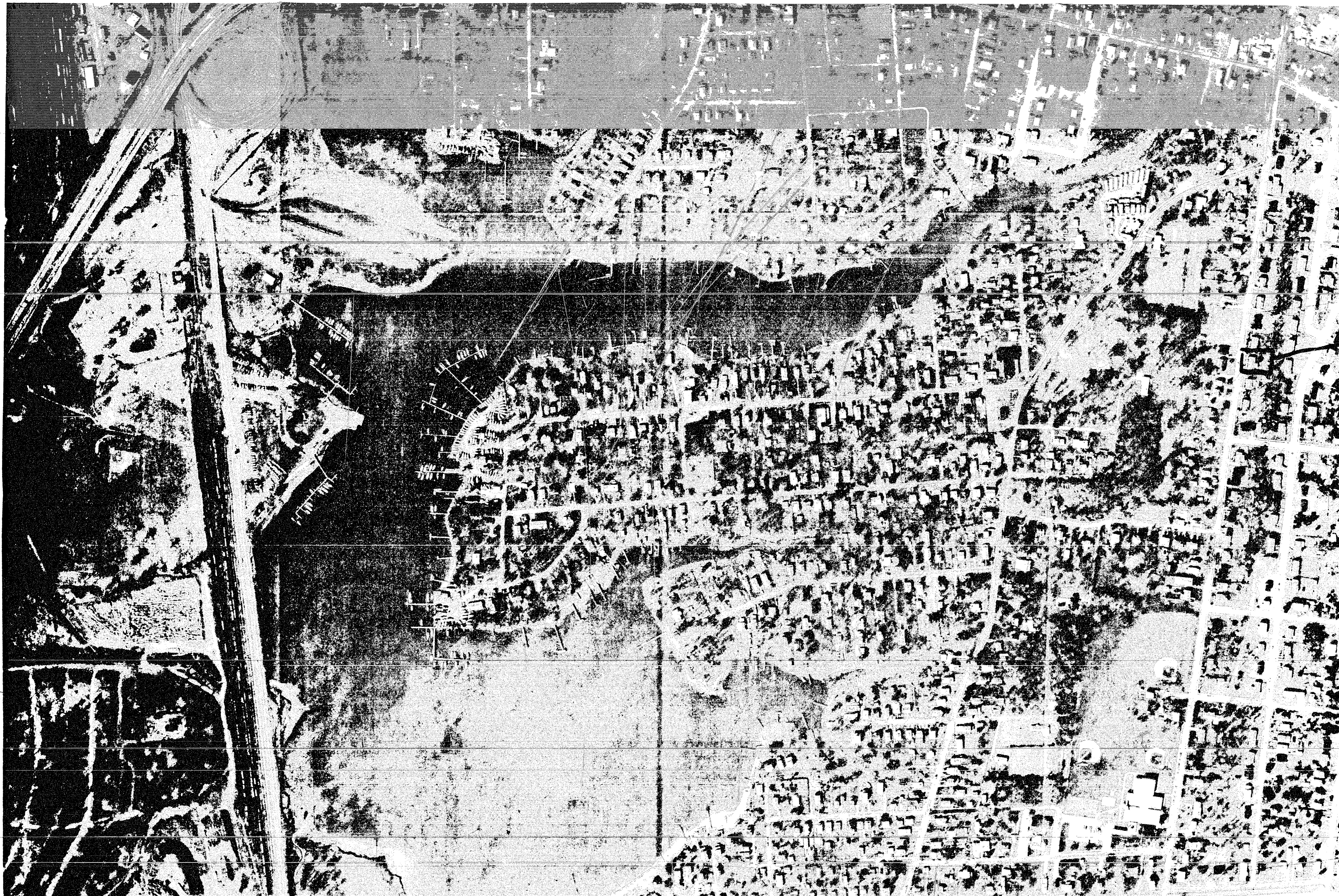
EXISTING LOT # 2702 & 2703

EXISTING LOT # 2704 & 2705

EXISTING LOT # 2706 & 2707

EXISTING LOT # 2708 & 2709

EXISTING LOT # 2710 &



SITE

95-321-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	LODGE FOREST	S.E. 7-H
JANUARY 1986		